

**To the Mayor and Members of the City Council****February 3, 2015**

Page 1 of 1

**SUBJECT: PROPOSED ZONING ORDINANCE TEXT AMENDMENTS FOR THE R1 AND R2 RESIDENTIAL DISTRICTS AND MINI-WAREHOUSES IN G AND I DISTRICTS**

This report provides information concerning proposed text amendments to the Zoning Ordinance, which are intended to reduce the need for PD Planned Development zoning and for variances.

**R1 and R2 Residential Districts**

Residential developers have requested that the City's zoning classifications be modified to allow narrower single-family lots with smaller side yard setbacks for detached single-family homes. This type of product is first allowed in the R1 Zero Lotline/Cluster district. Staff is proposing to reduce the minimum lot area, lot width, and side yard requirements in R1 to address market demand.

In the R2 Townhouse/Cluster district, staff is proposing to increase the maximum density from 12 to 24 units per acre and to change the size of a building row to a maximum face length of 250 feet. In both the R1 and R2 districts, existing supplemental development standards will be moved from Section 6.503 into the individual R1 and R2 sections.

**Mini-Warehouses**

In 2006, the Zoning Ordinance was amended to allow mini-warehouses by right only in the J Medium Industrial and K Heavy Industrial districts and by PD Planned Development in all other districts. The Zoning Commission and a local mini-warehouse developer have requested that mini-warehouses be allowed by right in G Intensive Commercial and I Light Industrial zoning districts. The proposed amendments would apply a four-story height limit and façade and other development standards in commercial districts and in all industrial districts when in proximity to one or two family zoning districts.

These proposed amendments have been presented to the Development Advisory Committee and the Zoning Commission. Below is the proposed schedule of public hearings.

Zoning Commission	February 11, 2015
City Council	March 3, 2015

If you have any questions, please contact Jocelyn Murphy, Planning Manager, Planning and Development Department, at 817-392-6226.

**David Cooke**  
**City Manager**